

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers, City Hall
Chicago, Illinois 60602
DECEMBER 17, 2009
1:00 P.M.
MINUTES

PRESENT

Linda Searl, Chair
Timothy Mitchell
Smita Shah
George Migala
Doris Holleb
Chris Raguso
Patricia Scudiero
John Nelson
Nancy Pacher
Gracia Shiffrin
Alderman Bernard Stone
Alderman Daniel Solis
Thomas Powers

ABSENT

Leon Finney
David Weinstein
Terry Peterson
Lyneir Richardson
Alderman Patrick O'Connor
Alderman Ray Suarez
Alderman Mary Ann Smith
Alderman Edward Burke

- I The Chairman called the meeting to order at 1:05 PM and then undertook a roll call to establish the presence a quorum. The hearing commenced with nine members present.
- II A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on December 17, 2009.
- III The Minutes of the November 19, 2009 Hearing were approved unanimously.

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 4 WERE APPROVED BY A 9-0 OMNIBUS VOTE.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program. The land is commonly known as 9346 South Kimbark Avenue and is located in the 8th Ward. (09-077-21)

Negotiated Sale

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land. The land is commonly known as 604 East Bowan Avenue and is located in the 4th Ward. (09-078-21)

Acquisitions

3. A resolution recommending the approval of the acquisition of Chicago Public Building Commission-owned land by the Chicago Board of Education. The land is commonly known as 7600 South Kedzie Avenue and is located in the 18th Ward. (09-079-21)

Change of Use

4. A resolution recommending the approval of a change of use from vacant land to a public institutional use. The land is commonly known as 7600 South Kedzie Avenue and is located in the 18th Ward. (09-079-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 577 submitted by the Chicago Department of Transportation for the Pedestrian Bridge located at East 35th Street and South Lake Shore Drive. The Applicant proposes to reconstruct and landscape the 35th Street pedestrian bridge over METRA and Canadian National Railroads and South Lake Shore Drive and to resurface 35th Street from South Cottage Grove to the bridge. The site lies within the Public Use Zone and the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (4th Ward) **(Approved 12-0-1, with Commissioner Powers recusing himself.) Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Scudiero, Shah, Shiffrin, Stone, Solis, Mitchell, and Searl.**
2. A proposed Institutional Planned Development submitted by Alderman Toni Preckwinkle and the Chicago Park District for the property generally located 3035 - 3433 South Lake Shore Drive. The Applicant is proposing to construct a marina facility with approximately 850 boat slips, 335 below grade parking spaces, 2 acres of new green space and approximately 15,000 square feet of retail, restaurant and community space. (4th Ward) **(Approved 11-0-1, with Commissioner Mitchell recusing himself.) Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Scudiero, Shah, Shiffrin, Solis, Powers, and Searl.**
3. A Lake Michigan and Chicago Lakefront Protection Application No. 576 submitted by the Chicago Park District for the property generally located at 3035 - 3433 South Lake Shore Drive, 2501 - 3055 South Lake Shore Drive, and 3104 -

3200 South Lake Shore Drive. The Applicant is proposing to construct a marina facility with approximately 850 boat slips, 335 below grade parking spaces, 2 acres of new green space and approximately 15,000 square feet of retail, restaurant and community space. The Applicant also proposes to construct two additional parking areas, totaling 360 spaces, to serve the new marina as well as 31st Street Beach. (4th Ward)) **(Approved 11-0-1, with Commissioner Mitchell recusing himself.) Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Scudiero, Shah, Shiffrin, Solis, Powers, and Searl.**

4. A proposed amendment to Waterway-Business Planned Development No. 728, generally located at 2652 - 2792 North Clybourn Avenue and 2541 - 2777 North Damen Avenue. The applicant, Costco Wholesale Corporation, proposes to amend the Planned Development to add a fueling station and reduce the minimum number of required parking spaces from 800 to 700. (32nd Ward) **(Approved 8-1) (Approved 8-1) Yeahs – Commissioners Migala, Nelson, Pacher, Raguso, Scudiero, Solis, Powers, and Searl. Nays – Commissioner Holleb**
5. A proposed amendment to Institutional Planned Development No. 527 and Lake Michigan and Chicago Lakefront Protection Application No. 575 submitted by the Chicago Park District for the property generally located at 600 East Grand Avenue and 703-715 East North Water Street. The Applicant is proposing to construct a new 2,000 foot long pier with approximately 240 new boat slips and approximately 11,500 square feet of retail and restaurant space. (42nd Ward) **(Amendment to IPD No. 527 Approved 11-0-1, with Commissioner Mitchell recusing himself.) Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Scudiero, Stone, Shiffrin, Solis, Powers, and Searl. (Lakefront No. 575 Approved 11-0-1, with Commissioner Mitchell recusing himself.) Yeahs – Commissioners Holleb, Migala, Nelson, Pacher, Raguso, Scudiero, Stone, Shiffrin, Solis, Powers, and Searl.**
6. A proposed plan intended to encourage transit friendly development in the vicinity of CTA rail stations and other CTA transit nodes; provide a tool for elected officials and private developers to attract appropriate, desired development to station areas and identify opportunities for development of CTA- and City-owned properties. **(Approved 10-0) Yeahs – Commissioners Holleb, Migala, Nelson, Raguso, Scudiero, Shah, Shiffrin, Powers, Solis, and Searl.**
- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

Deferral of the following items numbered 1 and 2 were approved by a 9-0 omnibus vote.

1. A proposed Map Amendment in the Stevenson Industrial Corridor and a proposed amendment to Institutional Planned Development No.1076 submitted by the United Neighborhood Organization for the property located at 4543-4659 South Kildare Avenue, 4248-62 West 47th Street and 4275 West 45th Street. The

site is currently zoned M2-2 Light Industry District. The Applicant is seeking to rezone the property to B3-5 then to the Institutional Planned Development 1076, as amended. (14th Ward)

2. A proposed Map Amendment within the Brighton Park Industrial Corridor and a proposed Residential Business Development submitted by Lexington Homes, LLC for the property located at 4800-4858 South Western Avenue, 2401-2557 West 48th Street. The site is currently zoned M2-2 Light Industry District and C1-2 Neighborhood Commercial District. The Applicant is seeking to rezone the property to B3-3 Community Shopping District prior to establishing the Residential Business Planned Development to allow for the construction of 271 residential dwelling units with 403 parking spaces, approximately 40,180 square feet of retail space and 218 commercial parking spaces. (12th and 14th Wards)

Adjournment: **3:38 PM**